

**Development Standards Committee
December 4, 2019 at 5:00 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381
MINUTES**

Members Present: Robert Heineman, Walt Lisiewski, John Anderson, Bob Adams, Arthur Bredehoft

Members Absent: Bala Iyer, John Anthony Brown

Council Present: Bret Strong

Staff Present: Kimberly McKenna, Neslihan Tesno, Chris Feist and R.J Duarte

I. Welcome/Call Meeting to Order.

The meeting was called to order by Chairperson Walter Lisiewski at 5:00pm.

II. Consideration and action regarding the minutes of the meeting November 6th, 2019.

The minutes were reviewed by the Committee. It was then moved by Arthur Bredehoft and seconded by Walter Lisiewski to approve the minutes of November 6th, 2019 as presented. The motion carried. John Anderson abstained from the vote as he was not present for the November 6th meeting.

III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.

The Committee convened in executive session at 7:29 p.m. in accordance with section 551.071 of the Texas Government Code to consult with legal counsel.

IV. Reconvene in Public Session.

The Committee reconvened in public session at 7:54 p.m.

V. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VI and VII recommended for Summary Action.

These items were reviewed by The Committee. The lists consisted of Commercial Items B – M and Residential Items # VIII, 1, 5, 9, 10, 13, 15, 19, 20, 22, 23 and 26 – 35.

It was then moved by John Anderson and seconded by Bob Adams to approve the Commercial Summary List in Section VI as presented by staff recommendation. The motion carried unanimously.

It was then moved by Arthur Bredehoft and seconded by Bala Iyer to pull items 24 and 25 from the Summary List to be heard by the full Committee and to approve the Residential Summary List in Section VII as presented by staff recommendation. The motion carried unanimously.

VI. Consideration and Action of the Commercial Applications and Covenant Violations.

- A. Consideration and action regarding the concept proposal for the addition of parking, some of which is covered, an outdoor recreation space, dumpster enclosure, lighting, mailbox and sidewalk modifications.

Steele Industries, LLC

61 Carlton Woods Drive

Lot 0001, Block 0000, Section 0012 Village of Sterling Ridge

This item was heard by the full committee. A representative was present to address the Committee. The committee reviewed the presentation from the staff. The Committee deliberated on the improvement's potential impact, existing parking lot survey and applicable standards as it relates to parking. It was then moved by John Anderson and

DSC Posted Agenda 12-04-19

This building is wheelchair accessible. Handicap parking spaces are available. To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstowship-tx.gov

seconded by Robert Heineman to deny as presented and require the owner revise and resubmit concept plans on the following conditions:

- Provide the existing coverage percentage within the extents of the Forest Preserve as current conditions as well as proposed coverage percentages. Revise and Resubmit for Concept.
 - Provide a Tree Survey with a plan overlay of all trees proposed for removal. Revise and Resubmit for Concept.
 - Provide details of the covered parking area and how it relates to the existing building. Revise and Resubmit for Concept.
 - Remove the north supplementary parking lot from the proposed scope. Revise and Resubmit for Concept.
 - Provide an updated Proposed Site Plan and Landscaping Plan that provides code compliant parking clearances and standards. Revise and Resubmit for Concept.
 - Provide additional concept information for the ramps and covered courtyard. Revise and Resubmit for Concept.
- The motion carried unanimously.

B. Consideration and action for the existing linen shed located at the rear of the restaurant.

Technology Forest Partners LP / Shanghai Bistro

4223 Research Forest Drive, Suite 300

Lot 6568, Block 0547, Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to deny as presented and require the owner remove the storage shed and clean up the debris in the area. Storage shed is visible from adjacent property and cannot be appropriately screened without removal of vegetation. Must comply with Commercial Planning and Design Standards. The motion carried unanimously.

C. Consideration and action for existing exterior seating.

Technology Forest Partners LP / Shanghai Bistro

4223 Research Forest Drive, Suite 300

Lot 6568, Block 0547, Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to deny as presented and require the owner revise and resubmit in accordance with the following:

- Applicant to resubmit patio furniture from commercial grade type furniture sets. Applicant to select high quality and durable materials that require minimal maintenance.
- Applicant to revise patio furniture layouts to be located on one side of the walkway or the other.
- Applicant must maintain ADA walkway clearance requirements at all times.
- Must Comply with Commercial Planning and Design Standards.

The motion carried unanimously.

D. Consideration and action for two existing sheds located at the rear of the tenant space.

Indian Springs at Woodlands LTD / El Tiempo

6777 Woodlands Parkway, Suite 100

Lot 0002, Block 0592, Section 0060 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to deny as presented and require the owner revise and resubmit in accordance with the following:

- Storage Shed A is a pre-fab unit placed on a wood frame. This (shorter) storage shed shall be painted to match the color of the building façade to include painting wood frame base.
- Storage Shed B (taller, black color) shall be replaced with a unit to match adjacent Storage Shed A, both manufacturer and model. Storage Shed B shall be placed on a wood frame. This storage shed shall be painted to match the color of the building façade to include painting wood frame base.
- Storage sheds and grease trap are to remain not visible from any adjacent property or public right of way.

- No other exterior modification or signage is approved at this time. All exterior improvements are to be reviewed and approved prior to fabrication or installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

E. Consideration and action for the existing grease trap located at rear of the tenant space.

Indian Springs at Woodlands LTD / El Tiempo

6777 Woodlands Parkway, Suite 100

Lot 0002, Block 0592, Section 0060 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve on the following conditions:

- Scheduled maintenance shall be performed to keep the container and space around it clean of debris and stains.
- Scheduled maintenance shall be performed during normal "construction hours" from The Woodlands Standards unless tenant lease further restricts. The committee reserves the right to further restrict service hours.
- Grease trap is to remain not visible from any adjacent property or public right of way.
- No other exterior modification or signage is approved at this time. All exterior improvements are to be reviewed and approved prior to fabrication or installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

F. Consideration and action for the proposed demolition of the existing fuel station.

Centro NP Holdings 12 SPE LLC

9420 College Park Drive

Lot 0500, Block 0490, Section 0046 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve on the following conditions:

- The extents of the site demolition must be enclosed with a six (6) foot tall chain-link construction fence with screening mesh in green, brown or black color.
- Any trailers, Conex boxes, toilets, dumpsters, etc. on site must be neutral in color and located within the construction fence area.
- Construction hours must comply with The Woodlands Standards Monday through Friday 6 a.m. to 8 p.m. and Weekends and Holidays 8 a.m. to 8 p.m.
- All fuel dispensers (6), pumps, pipe chases that carry fuel from the underground storage tanks (USTs) to fuel dispensers, and associated equipment are to be removed.
- Drive canopy, sales kiosk, and tire air/water location are to be demolished using standard construction equipment and safety protocol.
- The underground storage tanks and associated equipment shall be removed according to the Texas Commission on Environmental Quality (TCEQ) guidelines, "Investigating and Reporting Releases from Petroleum Storage Tank". While no soil remediation is anticipated, confirmation from TCEQ is required. Provide the above-mentioned applicable guidelines within two (2) weeks of this notice.
- Any utilities to be abandoned (water, power, communications) are to be properly terminated and marked per code or completely removed back to the point source of origin.
- The sodded area is to be maintained in a healthy condition and professional appearance at all times.
- A concrete curb is to be added around the perimeter of the sodded area to prohibit vehicular traffic. Curb to tie-in seamlessly with any adjoining existing curbs.
- No other permanent improvement or exterior signage is approved at this time. Any further site modification of signage on this pad site requires the review and approval of the committee.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

G. Consideration and action for the existing window blinds.

Centro NP Holdings 12 SPE LLC / Partners Dentures & Implants

9420 College Park Drive, Suite 230

Lot 0500, Block 0490, Section 0046 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve on the following conditions:

- All installed blinds must be of identical type, shape and color.
- Consider keeping all blinds open at a 45-degree angle for a clean uniform look.
- No other exterior permanent improvement or signage is approved at this time other than what has previously been approved by the committee.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

H. Consideration and action for the proposed leasing identification sign.

GS Parkside LP/The Biltmore Luxury Living

10600 Six Pines Drive

Lot 0200, Block 0599, Section 0036 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve on the following conditions:

- Existing landscape bed is maintained and irrigated.
- Any additional signage requires the review and approval of the plan review committee prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

I. Consideration and action to modify the existing entry walks to comply with the American's With Disabilities Act requirements.

Green Set LLC Series K / Panther Creek Professional Plaza

4810 W. Panther Creek Drive

Lot 0330, Block 0045, Section 0040 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve on the following conditions:

- Removal and reconstruction of concrete drives and walkway shall be limited to the areas as indicated on plan and shall comply with ADA guidelines.
- Handrails shall be painted duranodic Bronze.
- Should any landscaping be removed in construction, it shall be returned to previous conditions prior to construction.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

J. Consideration and action for the existing patio seating.

Creekside 2012 Commercial LLC / Lovebeans Coffee House

8522 Creekside Forest Drive, Suite D100

Lot 0515, Block 0509, Section 0386 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve on the following conditions:

- Adequate sidewalk path clearances shall be maintained per ADA minimum requirements at all times.
- Furniture is to be maintained and kept in a professional appearance at all times.
- Consider submitting for review an outdoor trash receptacle that will aid in the disposal of drink/food waste from the outdoor seating area. Fixture will need to compliment the approved exterior tables and chairs and shall be maintained on a daily basis.
- No other permanent improvement or exterior signage is approved at this time. Any further modifications or signage requires the review and approval of the committee.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

K. Consideration and action for the installation of a temporary building.

The Ridge Community Church

10801 Falconwing Drive

Lot 0210, Block 0592, Section 0060 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve on the condition the owner executes a memorandum of agreement for a period not to exceed 4 years, on the condition, the Church must keep the Committee aware of the proposed permanent structures and any delays that would cause the removal of the temporary building to be postponed and require by December, 2021 that the church provides a status report to the Committee and includes any conceptual plans for future proposals. The update should include updates to the master site plan, a construction timeline and estimated dates for preliminary and final plans proposals. The motion carried unanimously.

L. Variance request for two proposed building signs that include some letters with a height that does not comply with the minimum size allowed and includes a logo that exceeds the maximum size allowed.

SC Woodlands LLC / Low T Center

6886 Woodlands Parkway, Suite C

Lot 0107, Block 0499, Section 0046 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to deny as presented and require the owner revise and resubmit in accordance with the following:

- Any damage to the façade from the removal/relocation of the previous building sign elements must be repaired and refinished to a like-new condition prior to installation of the new approved building sign.
- Paint all tenants' facade sign band areas to match remainder of building. Multiple colors are visible from the photographs. Intent is for material finishes to match without a "patched" appearance.
- Reduce scale of logo down to 20% of the message area and increase scale of lettering so minimum character height is 12". Proposed building sign locations are approved.
- Channel letters are to be flush mounted to building. No visible raceways are permitted. Sign letter LED white illumination shall be 6500K color temperature.
- No other exterior signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

M. Consideration and action for the proposed building sign.

SC Woodlands LLC / HerKare

6886 Woodlands Parkway, Suite B

Lot 0107, Block 0499, Section 0046 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve on the following conditions:

- Any damage to the façade from the removal/relocation of the previous building sign elements must be repaired and refinished to a like-new condition prior to installation of the new approved building sign.
- Paint all tenant's facade sign band areas to match remainder of the building. Multiple colors are visible from the photographs. The intent is for material finishes to match without a "patched" appearance.
- No other exterior signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

VII. Consideration and Action of the Residential Applications and Covenant Violations.

1. Consideration and action for the proposed demolition of a fire damaged home.

Robert L. Monday

138 W Valera Ridge Place, The Woodlands, Texas 77389-5152

Lot 19, Block 01, Section 31 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve on the following conditions:

The owner must submit a survey noting the location of all fencing. Owner must maintain all fencing in accordance with the Residential Development Standards,

Demolition must not begin until the Erosion control Barrier, Tree Protection fencing, and construction fencing are in place.

Owner must comply with all Residential Development Standards regarding demolition, including:

- Hours of Operation
- Parking of Contractor Vehicles
- Completion of demolition
- Access
- Owner must meet code and pass final inspection.

The motion carried unanimously.

2. Request for an extension of time to meet requirements of Development Standards Committee action regarding the existing fence.

St Christopher Holdings LTD

2610 S Wildwind Circle

Lot 07, Block 10, Section 01 Village of Grogan's Mill

This item was heard by the full committee. The committee reviewed the presentation from the staff. The Committee deliberated on the purpose of the time extension, existing violations on the property and the original motion for the improvement. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to deny the request for an extension of time and require the owner complete the fence to comply with the Committee's actions and in the event the owner does not complete the improvement in accordance with the Committee's action the Committee advises the staff to continue to pursue the matter as an outstanding violation. The motion carried unanimously.

3. Consideration and action for the proposed demolition of an existing home in preparation of the proposed new home construction.

Greg Webb Cornerstone Construction LLC

29 Doe Run Drive

Lot 23, Block 01, Section 16 Village of Grogan's Mill

This item was heard by the full committee. The owner was present to address The Committee and answer any questions. The committee reviewed the presentation from the staff. The Committee deliberated on the revised structural and architectural drawings, landscaping plan, drainage plan and proposed tree removal. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to approve the proposed demolition in preparation for the new home construction on the following conditions:

- Owner must maintain all fencing in accordance with the Residential Development Standards,
- Demolition must not begin until the Erosion control Barrier, Tree Protection fencing, and construction fencing are in place and have been reviewed by the Covenant Administration Department Staff.

Owner must comply with all Residential Development Standards regarding demolition, including:

- Hours of Operation
- Parking of Contractor Vehicles
- Completion of demolition
- Access
- Owner must meet code and pass final inspection.
- The owner must also revise and resubmit the landscaping plan to include replants for additional native trees for the purposes of reforestation.

The motion carried unanimously.

4. Variance request for the proposed new home construction with related tree removal that encroaches into the 40-foot front yard setback.

Greg Webb Cornerstone Construction LLC

29 Doe Run Drive

Lot 23, Block 01, Section 16 Village of Grogan's Mill

This item was heard by the full committee. The owner was present to address The Committee and answer any questions. The committee reviewed the presentation from the staff. The Committee deliberated on the revised structural and architectural drawings, landscaping plan, drainage plan and proposed tree removal. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to approve the proposed demolition in preparation for the new home construction on the following conditions:

- Owner must maintain all fencing in accordance with the Residential Development Standards,
- Demolition must not begin until the Erosion control Barrier, Tree Protection fencing, and construction fencing are in place and have been reviewed by the Covenant Administration Department Staff.

Owner must comply with all Residential Development Standards regarding demolition, including:

- Hours of Operation
- Parking of Contractor Vehicles
- Completion of demolition
- Access
- Owner must meet code and pass final inspection.
- The owner must also revise and resubmit the landscaping plan to include replants for additional native trees for the purposes of reforestation.

The motion carried unanimously.

5. Variance request for the proposed new home construction with related guesthouse that will exceed the maximum amount of living area allowed.

Van Blasingame

2601 S Wildwind Circle

Lot 01, Block 09, Section 01 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the new home construction on the following conditions:

- Owner must maintain all fencing in accordance with the Residential Development Standards,
- Erosion control Barrier, Tree Protection fencing, and construction fencing are in place and will be routinely monitored by the Covenant Administration Department Staff.
- Owner must adhere to the construction timeline.
- Owner must comply with all Residential Development Standards regarding new home construction including:
 - Hours of Operation
 - Parking of Contractor Vehicles
 - Completion of demolition
 - Access
- The staff will review the final plans and planting installation to determine if additional planting is necessary for reforestation and screening.
- Owner must meet code and pass final inspection

The motion carried unanimously.

6. Variance request for the proposed pool with related decking that will exceed the maximum amount of hard surface area allowed.

Ashley Walker

11433 Slash Pine Place

Lot 16, Block 01, Section 8 Village of Grogan's Mill

This item was heard by the full committee. The contractor was present to address The Committee and answer any questions. The committee reviewed the presentation from the staff. The Committee deliberated on the proposed improvement, its potential impact, the existing hard surface on the lot and applicable standards. It was then moved by Water Lisiewski and seconded by Arthur Bredehoft to deny the improvement as presented and conditionally approve a 5% variance to the overall hard surface, on the condition the owner revises and resubmits a survey, plans, specifications and all other documents to include accurate and exact measurements for the existing and proposed hard surface area and must be confirmed not to exceed an overall hard surface amount of 50%. The owner must reduce the originally proposed hard surface on the lot not to exceed a total of 50%. Additionally, the owner must submit a sealed drainage plan in accordance with the Residential Development Standards for the 5% variance. The Drainage plans must be comprehensive site plans that define the overall site and any site topography. Drainage plans should show any natural change in grade and define the direction the water flows onto and off of the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. Drainage plans must be sealed by a licensed landscape architect registered with the State or sealed by a licensed engineer registered with the Texas Board of Professional Engineers. Please reference the applicable Standard. The motion carried unanimously.

7. Variance request for the proposed pool and related decking that will encroach into the 50-foot rear drainage easement.

Gary Sawyers

2503 Wild Wind Place

Lot 40, Block 10, Section 12 Village of Grogan's Mill

This item was heard by the full committee. The committee reviewed the presentation from the staff. The Committee deliberated on the proposed improvement and any potential impact it might have to adjacent properties. It was then moved by Arthur Bredehoft and seconded by Walter Lisiewski to conditionally approve the proposed improvements on the following conditions:

- Owner must provide an irrevocable encroachment agreement signed by all involved parties for the encroachment in to the drainage easement. Agreement must be reviewed and approved by the Committee's legal counsel and staff for verification of compliance with the Committee's actions.
- Owner must plant and maintain trees in accordance with the Residential Development Standards regarding required replants for the 6 trees proposed for removal.
- All improvements must meet code and pass final inspection.

The motion carried unanimously.

8. Variance request for the proposed pergola that will encroach into the ten-foot side drainage easement.

Gary Sawyers

2503 Wild Wind Place

Lot 40, Block 10, Section 12 Village of Grogan's Mill

This item was heard by the full committee. The committee reviewed the presentation from the staff. The Committee deliberated on the proposed improvement and any potential impact it might have to adjacent properties. It was then moved by Arthur Bredehoft and seconded by Walter Lisiewski to conditionally approve the proposed improvements on the following conditions:

- Owner must provide an irrevocable encroachment agreement signed by all involved parties for the encroachment in to the drainage easement. Agreement must be reviewed and approved by the Committee's legal counsel and staff for verification of compliance with the Committee's actions.

The motion carried unanimously.

9. Variance request for the proposed color change was not considered to be architecturally compatible with other homes in the area when reviewed and acted upon by the Residential Design Review Committee.

Brett E. Bailey

36 N. Morningwood Court

Lot 20, Block 02, Section 38, Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve as presented. The motion carried unanimously.

10. Variance request for the proposed color change was not considered to be architecturally compatible with other homes in the area when reviewed and acted upon by the Residential Design Review Committee.

Antonio Orozco

9 Sandlily Court

Lot 05, Block 01, Section 09 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve as presented. The motion carried unanimously.

11. Variance request for an existing entryway cover was not considered to be architecturally compatible with the home in the when reviewed and acted upon by the Residential Design Review Committee.

Alan Cagle

30 Gate Hill Dr

Lot 02, Block 21, Section 01 Village of Panther Creek

This item was heard by the full committee. The owner was present to address The Committee and answer any questions. The committee reviewed the presentation from the staff. The Committee deliberated on the entryway cover, neighborhood and visual compatibility, applicable standards and its existing impact. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to approve on the condition that The Committee reserves the right to rehear the item if any future complaints are received. The motion carried unanimously.

12. Variance request for existing color change to the front door and pillar that is not a muted shade and was not considered to be architecturally compatible with the home when reviewed and acted upon by the Residential Design Review Committee.
Joshua Hetzel
7 Purple Top Court
Lot 01, Block 03, Section 77 Village of Panther Creek
This item was heard by the full committee. The committee reviewed the presentation from the staff. The Committee deliberated on the existing color change, applicable standards and potential impact. It was then moved by Arthur Bredehoft and seconded by Walter Lisiewski to deny the variance as presented but allow the color change to the front door on the condition the owner modifies the front porch post to match the color of the trim. The motion carried unanimously.
13. Variance request for existing fence that was built with the construction side facing outward from the lot.
Joshua Hetzel
7 Purple Top Court
Lot 01, Block 03, Section 77 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve on the condition the owner must ensure the construction side out members do not become visible to the street. In the event a portion of an adjacent property owner's fence is removed and caused the construction out portions to be visible to the street, the owner will be required to modify the fence in order to comply with the Residential Development Standards. The motion carried unanimously.
14. Variance request for two trees out of six requested for removal that did not meet the conditions of approval when reviewed and acted upon by the by the Residential Design Review Committee.
Winston & Terri Jones
10 Coralberry Road
Lot 04, Block 01, Section 01 Village of Panther Creek
This item was heard by the full committee. The committee reviewed the presentation from the staff. The Committee deliberated on the reason for tree removal, health of the trees and existing vegetation on the lot. It was then moved by Arthur Bredehoft and seconded by Walter Lisiewski to approve the removal of tree number 2 in the rear due to confirmed health issues and require the owner replant one 45-gallon native evergreen tree in accordance with the Reforestation requirements in the Residential Development Standards. Tree number 1 is not approved for removal at this time. The Committee suggests for the homeowner to provide an arborist report to determine the health of the other trees. The motion carried unanimously.
15. Variance request for two trees requested for removal that did not meet the conditions of approval when reviewed and acted upon by the by the Residential Design Review Committee.
Edward & Cathy Galyen
56 Towering Pines Drive
Lot 16, Block 03, Section 17 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve as presented on the condition the trees planted as replacements in anticipation of the tree proposed removal are maintained. The motion carried unanimously.
16. Variance request for the existing pergola and related deck that are located within the 10-foot rear and five-foot side easements.
Dustin Bynum
5 Chatterbird Lane
Lot 05, Block 02, Section 20 Village of Grogan's Mill

This item was heard by the full committee. The committee reviewed the presentation from the staff. The Committee deliberated on the existing pergola and related deck, the reason for the appeal and location of the improvement. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to deny as presented and require the owner to modify the improvements out of the easement to comply with the standards. The motion carried unanimously.

17. Variance request for an existing storage building that encroaches into the ten-foot rear yard easement.

Shannon Hicks

43 E Trillium Cir

Lot 01, Block 01, Section 19 Village of Cochran's Crossing

This item was heard by the full committee. The committee reviewed the presentation from the staff. The Committee deliberated on location of the improvements, responses from affected neighbors and applicable standards. It was then moved by Arthur Bredehoft and seconded by Walter Lisiewski to deny as presented and require the owner seek to obtain approval to relocate the improvements in accordance with the Residential Development Standards. The motion carried unanimously.

18. Variance request for an existing play structure that encroaches into the ten-foot rear yard easement.

Shannon Hicks

43 E Trillium Cir

Lot 01, Block 01, Section 19 Village of Cochran's Crossing

This item was heard by the full committee. The committee reviewed the presentation from the staff. The Committee deliberated on location of the improvements, responses from affected neighbors and applicable standards. It was then moved by Arthur Bredehoft and seconded by Walter Lisiewski to deny as presented and require the owner seek to obtain approval to relocate the improvements in accordance with the Residential Development Standards. The motion carried unanimously.

19. Consideration and Action regarding the proposed Short-Term Rental Application.

Juan Camillo Williams Muldoon

71 Pioneer Canyon Place

Lot 18, Block 1, Section 22 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve on the condition that the owner must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party in order to accommodate the possible absence of the primary responsible party. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by November 2020. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. The motion carried unanimously.

20. Consideration and Action regarding the proposed Short-Term Rental Application.

Ricardo I. Miranda Perez

166 Tortoise Creek Way

Lot 8, Block 3, Section 8 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve on the condition that the owner must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate. Owner must also comply with all of the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by November 2020. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. The motion carried unanimously.

21. Consideration and Action regarding the proposed Short-Term Rental Application.

Brooke & Debra Fritz

32 Fallenstone Drive

Lot 13, Block 04, Section 01 Village of Cochran's Crossing

This item was heard by the full committee. The committee reviewed the presentation from the staff. The Committee deliberated on denied the Short-Term Rental Application as presented and suggests that the owner revise and resubmit a comprehensive application that includes the required compliance deposit. The motion carried unanimously.

22. Consideration and Action regarding the proposed Short-Term Rental Application.

RED Urban Square LLC

5 Sandlily Court

Lot 03, Block 01, Section 13 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve on the condition that the owner must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate. Owner must also comply with all of the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by November 2020. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. The motion carried unanimously.

23. Variance request to appeal the conditions of approval requiring the owner to plant vegetation to soften and screen the view of the elevated deck to the rear and side neighbors.

Clinton White

18 Spotted Deer Drive

Lot 15, Block 23, Section 01 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve as presented. Owner must maintain the existing vegetation at the rear of the lot to soften and screen the view. The motion carried unanimously.

24. Variance request for the proposed room addition with related patio cover that will cause the lot to exceed the maximum hard surface area allowed.

Dawn Keating

20 Coralvine Court

Lot 48, Block 02, Section 20 Village of Grogan's Mill

This item was pulled from the summary list to be heard by full committee. This item was heard by the full committee. The contractor and affected neighbor were present to address The Committee. The Committee reviewed the presentation from the staff. The Committee deliberated on the proposed improvements, their potential impact to adjacent properties and potential drainage solutions. It was then moved by Arthur Bredehoft and seconded by Walter Lisiewski to approve the improvements on the following conditions:

- Owner must maintain all fencing in accordance with the Residential Development Standards,
- Erosion control Barrier, Tree Protection fencing, and construction fencing are in place and will be routinely monitored by the Covenant Administration Department Staff.
- Owner must plant and maintain trees in accordance with the Residential Development Standards regarding required replants for the trees proposed for removal.
- Owner must adhere to the construction timeline.
- Owner must comply with all Residential Development Standards regarding new home construction including:
- Hours of Operation

- Parking of Contractor Vehicles
- Completion of demolition
- Access
- The staff will review the final plans and planting installation to determine if additional planting is necessary for reforestation and screening.
- The owner must adhere to the Residential Standards regarding major remodeling. Including but not limited to hours of operation and lot maintenance.
- Owner must meet code and pass final inspection.
- Owner must provide a comprehensive drainage plan to mitigate any potential drainage issues.
- Additionally, the owner must ensure placement of the improvements do not halt or materially impede drainage as defined in the Residential Development Standards and installation is in accordance with the Standards.

The motion carried unanimously.

25. Variance request for the proposed screened room that will cause the lot to exceed the maximum hard surface area allowed.

Dawn Keating

20 Coralvine Court

Lot 48, Block 02, Section 20 Village of Grogan's Mill

This item was pulled from the summary list to be heard by full committee. This item was heard by the full committee. The contractor and affected neighbor were present to address The Committee. The Committee reviewed the presentation from the staff. The Committee deliberated on the proposed improvements, their potential impact to adjacent properties and potential drainage solutions. It was then moved by Arthur Bredehoft and seconded by Walter Lisiewski to approve the improvements on the following conditions:

- Owner must maintain all fencing in accordance with the Residential Development Standards,
- Erosion control Barrier, Tree Protection fencing, and construction fencing are in place and will be routinely monitored by the Covenant Administration Department Staff.
- Owner must plant and maintain trees in accordance with the Residential Development Standards regarding required replants for the trees proposed for removal.
- Owner must adhere to the construction timeline.
- Owner must comply with all Residential Development Standards regarding new home construction including:
- Hours of Operation
- Parking of Contractor Vehicles
- Completion of demolition
- Access
- The staff will review the final plans and planting installation to determine if additional planting is necessary for reforestation and screening.
- The owner must adhere to the Residential Standards regarding major remodeling. Including but not limited to hours of operation and lot maintenance.
- Owner must meet code and pass final inspection.
- Owner must provide a comprehensive drainage plan to mitigate any potential drainage issues.
- Additionally, the owner must ensure placement of the improvements do not halt or materially impede drainage as defined in the Residential Development Standards and installation is in accordance with the Standards.

The motion carried unanimously.

26. Variance request for the proposed patio cover and screened room that will encroach into the twenty-foot rear setback.

Scott Shmucker

23 West Misty Morning Trace

Lot 03, Block 03, Section 31 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve on the condition the improvement meets code and passes final inspection. Additionally, the owner must not modify the portions of screened area to livable space, without seeking to obtain approval for any portions proposed for conversion to livable space. The owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

27. Variance request for a proposed patio cover that will encroach into the twenty-five foot rear setback.

Michele & Jesper Bidstrup

2 English Glade Court

Lot 40, Block 01, Section 36 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve as presented on the condition the owner meets code and passes final inspection. The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

28. Variance request for a proposed Summer Kitchen that will encroach into the twenty-five foot rear setback.

Michele & Jesper Bidstrup

2 English Glade Court

Lot 40, Block 01, Section 36 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve as presented on the condition the owner meets code and passes final inspection. The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

29. Variance request for a proposed deck that will encroach into the ten-foot rear easement.

Michele & Jesper Bidstrup

2 English Glade Court

Lot 40, Block 01, Section 36 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve as presented on the condition the owner meets code and passes final inspection. The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

30. Variance request for a proposed wood deck with related tree removal that would encroach into the ten-foot Water Line Easement and be located beyond the ten foot Building Line.

Alan Turner

128 E Pathfinders Cir

Lot 67, Block 07, Section 01 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to withdraw the item until the owner is present to address The Committee. The motion carried unanimously.

31. Variance request for an existing mud room addition that did not include sealed plans and exceeds the maximum living area allowed.

Eduardo & Marcia Contreiras

31 Wood Cove Drive

Lot 18, Block 01, Section 24 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve on the condition the improvement meet code and pass a final inspection. The motion carried unanimously.

32. Variance request for an existing 2nd story game room addition and attic and storage space converted to living area without the required sealed plans.

Eduardo & Marcia Contreiras

31 Wood Cove Drive

Lot 18, Block 01, Section 24 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve on the condition the improvement meet code and pass a final inspection. The motion carried unanimously.

33. Variance request for the existing storage shed that exceeds the maximum height allowed.

David A. Stoddard

11010 Meadow Rue Street

Lot 27, Block 07, Section 07 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the storage shed at 8 feet tall, provided the shed complies with the requirements of the easements. The motion carried unanimously.

34. Variance request for an existing fence that was built with the construction side facing outward from the lot.

Karen D. Williams

20 Dellforest Court

Lot 25, Block 02, Section 09 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to table the item and allow the staff an opportunity to obtain updated photos of the fence. The motion carried unanimously.

35. Consideration and action for a home business renewal.

Donnie Carpenter

11 Moon Beam Court

Lot 09, Block 02, Section 05 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve on the condition the business remains in accordance with the Residential Development Standards. The Business may be revoked if there is a violation of the Residential Development Standards, as a result of impact the adjacent properties, or at the discretion of the committee. Approval is granted for two years. Owner must apply for a business renewal on or after. The motion carried unanimously.

VIII. Consideration and action of applications from Verizon to replace 6 of the existing street light poles with new light poles that will contain a small cell network for Verizon.

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve on the following conditions:

- Hours of construction shall avoid "rush-hour" traffic peak times, 7am – 9am and 4pm-6pm. No lane closures shall occur at school zones.
- Stealth poles shall be the same color as other previously approved installations within The Woodlands. Typically, "Go-Away Gray"
- *Overall Pole Height must not exceed 45 feet in height as measured from Natural Grade, provided the height requirement does not cause signal degradation. If a modified height is required, the owner must contact*

the staff to review the height and reason for modification.

- *At each of the locations, stealth poles should be as short as is technically feasible and should be limited in number of poles to work efficiently with the wireless network system without any signal degradation.*
- Light fixtures are to remain at approximately 30 feet above grade as currently installed.
- Stealth pole ground mounted equipment enclosure shall be painted "Woodlands Green" pantone 3308C.
- Stealth pole ground mounted equipment enclosure shall be screened with vegetation on all sides. Screening of equipment box at intersections shall not negatively affect traffic visibility.
- Must comply with Commercial Planning and Design Standards.
- The installation of all equipment, including but not limited to the light's poles, equipment cabinets, fiber vaults and antenna shrouds, must occur in accordance with all engineering and manufacturing specifications and comply with all applicable building codes and other laws.
- Equipment cabinets shall not be mounted on the light poles.
- Materials and colors used for all visible poles and equipment must be in accordance with the approved plan and match the color of the surrounding light poles and/or utility boxes as applicable.
- At applicant's sole expense, each light pole, equipment cabinet, fiber vault and antenna shroud must be maintained in good order and repair, including but not limited to, operating lights, replacement of inoperable lights within 48 hours of notice, secured equipment cabinets and vaults.
- At applicant's sole expense, each light pole, equipment cabinet, fiber vault and antenna shroud must be repaired and repainted, as needed due to damage, including but not limited to, general maintenance, vandalism, graffiti, impact or natural causes.
- All improvements must be routinely and consistently monitored and repaired within 3 days of noted damage.
- Applicant must place and maintain contact information on each light pole in a location readily viewable so that repair issues can be reported to applicant.
- Applicant must comply with all applicable rules, regulations, ordinances and laws in any way related to or affecting the light poles and associated equipment, including but not limited to obtaining an Improvements in the Right of Way Agreement from the appropriate Montgomery County entities.
- Applicant must obtain the appropriate permissions and other authority from any applicable third party with respect to installation of the light poles, equipment cabinets, fiber vaults, antenna shroud or other related equipment.
- Verizon must sign and execute a release and indemnity agreement regarding these conditions of approval and noting the following: The Woodlands Township has the exclusive right to remove any light poles, equipment cabinets, fiber vaults, antenna shroud or other related equipment for failure to comply with the conditions of approval stated above and in no event shall The Woodlands Township be held responsible for any damage or injury involving the light poles, equipment cabinets, fiber vaults, antenna shroud or other related equipment.
- All written agreements, including but not limited to the release and indemnity, permits or other documentation is subject to legal review and approval of legal counsel for the Development Standards Committee.

The motion carried unanimously.

IX. Public Comments

Eric Tomkins brought up the issue of commercial applications not being brought to review due to the open violations tied to the shopping centers. It was requested to The Committee to review and consider action on this issue and any potential time resolutions to cure violations.

X. Member Comments

John Anderson inquired about possibly adding Google Earth Pro to the laptops as an additional tool available to The Committee. In addition, The Committee also deliberated on the issue of commercial applications not being brought to review due to the open violations tied to the shopping centers. Bob Adams thanked the staff.

XI. Staff Reports

There were no staff reports.

XII. Adjourn

It was then moved by Walter Lisiewski and seconded by John Anderson to adjourn the meeting at 7:55pm.
The motion carried unanimously.


Property Compliance Manager
For The Woodlands Township



DEVELOPMENT STANDARDS COMMITTEE MEETING OF

12/4/19

NAME (Please Print)	REPRESENTING	ADDRESS	AGENDA #	SIGN-IN TIME	SIGNATURE
Cleve Griffin	The Ridge	15810 Park Ten Place Houston, TX 77030	K	4:39	Ch Griffin
Brett Suley		36 N Magnolia at The Woodlands	9	4:40	Brett Suley
Erik Tompkins	Regency Centers	3200 E. 13th St #901 77048		4:45	Erik Tompkins
David Lamb		16 Cornaline ct	24225	4:50	David Lamb
Ashley Walker		11433 Slask Pine	6	4:50	Ashley Walker
Janine Wilson		11433 Slask Pine	6	4:50	Janine Wilson
J Jasso	STEELE WOODS	61 CARMAN WOODS			J Jasso
Greg Webb		29 Doe Run Dr.	3 & 4		Greg Webb
Ed Galvan	Self	56 Towering Pines Dr.	15	4:54	Ed Galvan
Rob DUKSON	GRANDVIEW	2507 WILLOWIND	7 & 8	5:03	Rob DUKSON
Gary Sargent	Self	2503 Wild Vine Pkwy	7 and 8	5:03	Gary Sargent
Alan Cagle	Self	30 Date Hill	11	5:04	Alan Cagle

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

12/4/19

NAME (Please Print)	REPRESENTING	ADDRESS	AGENDA #	SIGN-IN TIME	SIGNATURE
Beth Feresten	Lovebeans	5522 Cullen Drive	J	5:01	Beth Feresten
Brandi Watterson	The Ridge Community Church	10801 Falconwing Dr	K	5:02	Brandi Watterson
Rola Peristain	61 Carton Woods		A		
Ed James	Randall's		F	5:15	Ed W. James
Tom O'Leary	Blasigane		S	5:30	
Penelope Miggins		2610 WWC 2902 East Wildwind			
Rory Cabon	Blasigane		5	5:25	
Antonio Orozco	9 Sandlily	9 Sandlily	10	5:31	Am OM
Jim Wendt	20 Cataline				
Dawn Keating	20 Cordona	→	24 & 25		DK